

APPROVED

***City of York Planning Commission
June 27, 2022
Minutes***

Members present:

Chairperson Wendy Duda
Maria Duncan
A. Lee McLin
Ron Parrish
Laura Korn
Marissa Harris
Rick Thomasson

Members absent:

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
(see sign-in sheet)

The first item of business was Chairperson Wendy Duda calling the meeting to order at 6:00 pm.

The second item of business was approval of the draft Minutes from the May 31, 2022 meeting.

Upon a Motion by Maria Duncan, seconded by Marissa Harris, the Commission unanimously approved the draft Minutes as submitted.

The third item of business was approval of the draft Minutes from the June 30, 2022 workshop.

Upon a Motion by Maria Duncan, seconded by A. Lee McLin, the Commission unanimously approved the draft Minutes as submitted.

For the fourth item of business, Chairperson Wendy Duda opened the floor for comments from the public on agenda items. It was noted that no comments from the public were received regarding any of the agenda items.

The fifth item of business was an application to annex and rezone property from County zoning and R7/HC zoning to PUD - Planned Unit Development per conceptual site plan for townhome/single family dwelling/commercial project (Pinckney PUD) (pending resolution of annexation application) for property located near the intersection of Chester Highway and Old Pinckney Road referenced by YC Tax Map #'s 0702201001, 2960000072, 2960000036 and 2960000071.

Zoning Administrator Blackston indicated the following:

- a. The City has received an application to rezone the referenced properties to PUD-Planned Unit Development per the previously provided rezoning application and conceptual site plan.

As with any rezoning application, the PC must review the application and then render a recommendation to York City Council. City Council must take the PC recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter.

- b. As the PUD rezoning application and conceptual site plan are reviewed, the PC must be mindful that, among other things, the City's Comprehensive Plan, PUD requirements and precedents established by previous approvals must be used in the evaluation process.
- c. City staff has reviewed the application and submitted a report to the applicant that was included in your previous meeting packets. In response, the applicant has submitted a revised conceptual site plan that was also included in previous meeting packets.
- d. At your last two meetings, the project was discussed with the applicant. The applicant was ready to further discuss potential issues regarding the project. The initial meeting was conducted on April 25th. Please reference the attached draft Minutes from the April 25th and the May 31st meetings for background information.
- e. The initial PC meeting for this project was held on April 25th. Please be mindful that the PC has a maximum of 75 days from the initial official meeting regarding this application to review and make a recommendation regarding such applications; therefore, this is the last PC meeting within the 75-day timeframe to render a recommendation to York City Council.
- f. If York City Council ultimately denies a rezoning application, such application cannot be resubmitted for at least one year.

After some discussion and upon a Motion by A. Lee McLin, seconded by Laura Korn, the Commission unanimously recommended approval of the application as submitted based on York City Council ultimately approving the annexation aspect of the request as well as the rezoning application.

The sixth item of business was discussion of growth and development in York.

After discussion and by affirmation, the Commission unanimously requested that a special Commission meeting be scheduled for July 13th to consider the creation of a draft moratorium on certain types of residential subdivision/ development in accordance with information listed in the June 20th special meeting Minutes.

The seventh item of business was review of several plat exemptions.

There being no further business, the meeting was adjourned at 7:15 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

Amanda C. Blackston
Zoning Administrator

cc: File – Planning Commission 6/27/2022
Seth Duncan, City Manager